



## Leon County: Code

[Email Us](#) | [Refresh Code](#) | [Print](#) | [F.A.Q.](#) | [Help](#)Single Word Search: [Advanced Search](#)[Show Table of Contents](#) | [Views](#) | [Frames](#) [Previous Page](#) [Previous Match](#)

Matches: 39

[Next Match](#)[Next Page](#)

CODE OF LAWS of LEON COUNTY, TALLAHASSEE Codified through Ord. No. 02-02, enacted March 26, 2002.  
(Supplement No. 9)

Chapter 10 LAND DEVELOPMENT CODE\*

ARTICLE I. IN GENERAL

Sec. 10-1. Definitions.

*Natural* shall mean existing in and produced by nature, not artificially, or occurring in the ordinary course of nature.

*Natural area* shall mean an area on a development site designated by permit, plans, easement, or other legal means to remain in a natural condition or state.

*Natural community* shall mean a native vegetative community that is recognized in published scientific literature to occur within Florida.

*Natural condition or state* shall mean a condition or state which allows the processes of natural vegetation succession to proceed, either without interference by humans or with a management plan which allows augmentation by humans, to produce specific ecological characteristics such as species diversity, stand diversity, community stratification, or other functional characteristics.

*Natural vegetation* shall mean the trees and plants occurring on a site prior to development, alteration or clearing of that site.

*Neighborhood association* shall mean an organization of residents of an area of the county whose purpose is to further the interests and needs of the neighborhood.

*New construction* shall mean structures for which the start of construction commenced on or after December 13, 1982.

*New net trip* shall mean the average daily external trips, as adjusted by the impact fee study.

*NGVD* shall mean a common technical abbreviation for National Geodetic Vertical Datum, which refers to an elevation in relation to a known reference point, which for purposes of this chapter shall be the mean sea level based on the 1929 adjustment.

*Nonconforming sign* shall mean any sign, legal at the time of its erection, which does not conform to the requirements of this article.

*Nonconformities* shall mean lots, uses of land, uses of structures, structures, or characteristics of uses, which were lawful before Article X (zoning) was passed or amended, but which are prohibited, regulated or restricted under the terms of such article. Nonconformity may also be created where lawful public taking, except as provided in Article IX, Division 1, or actions pursuant to a court order have the same effect as violations of such article, if undertaken privately (See Article X, Division 3).

*Nursing home* shall mean a facility licensed and regulated by the state, that provides lodging and long-term nursing care for aged, chronically ill or convalescent patients, but excluding hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

*Office* shall mean a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

*Office building* shall mean a building used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity, that may include ancillary services for office workers such as a restaurant,

coffee shop, newspaper or candy stand. Day care facilities may be included as ancillary or accessory uses in major office and office park developments.

*Office, major* shall mean an office building or buildings with more than a 0.25 floor area ratio, or at least 10,000 square feet. This includes a series of buildings within a subdivision that when combined is equal to or exceeds these thresholds.

*Office, minor* shall mean a converted residence at the existing size or a new or existing office building of less than 10,000 square feet and 0.25 floor area ratio or less. Maximum of 2,500 square feet if located on a local street.

*Office park* shall mean any of the following:

- \_\_\_\_\_ (1) A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.
- \_\_\_\_\_ (2) An office building or buildings of 40,000 square feet gross leasable floor area or greater.

*Official zoning map* shall mean the official map upon which the boundaries of each zoning district are designated and established as approved and adopted through ordinance by the county.

*Off-site* shall mean a site not located on the principal parcel or parcels of land proposed to be developed.

*Off-site or advertising sign* shall mean a sign relating its subject matter to premises other than the premises on which it is located or to products, accommodations, services or activities available on premises other than the premises on which the sign is located, including a sign erected by the outdoor advertising business.

*Off-site improvements* shall mean road improvements located outside of the boundaries of a road impact construction which are required by the county or the city in order to serve external trips, but not including access improvements.

*On-site sign* shall mean a sign relating its subject matter to the premises on which it is located, or to products, accommodations, services or activities on the premises.

*One-hundred year floodplain* shall mean any land which is subject to a one percent or greater chance of flooding in any given year, whether or not such land is designated as a flood hazard area by the Federal Insurance Administration or the Federal Emergency Management Agency.

→ *Open space* shall mean any area of a lot, site, tract or plat, exclusive of structures, streets (public and private), driveway, parking or open storage area, which is open to the sky and that will remain as open space through recordation of restrictive covenants, easements, public dedication or other legal device. Open space also includes areas used for outdoor recreational activities which do not require major structures within the area designated as open space.

*Open space, common* shall mean land within or related to a development, owned by a homeowner's association, not individually owned, or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

*Open space, green* shall mean an open space area not occupied by any structures or impervious surfaces.

*Open space, private* shall mean common open space held in private ownership, the use of which is normally limited to the occupants of a single dwelling or building.

*Open space, public* shall mean open space owned by a public agency and maintained by it for the use and enjoyment of the general public.



Previous  
Page



Previous Match

Matches: 39

Next Match



Next Page

